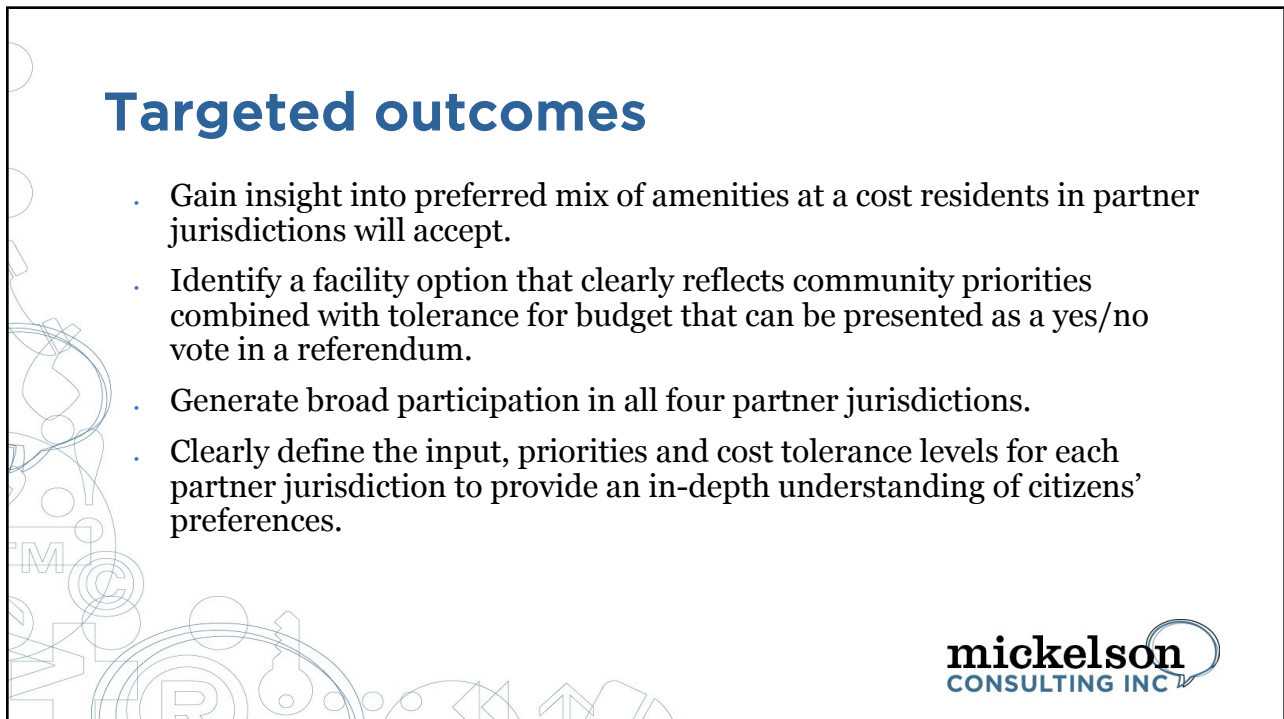




1



2

## Summary of outcomes

### Identify facility option and preferred amenities

- General agreement that the existing facility infrastructure is failing and a new facility required
- Preferred lap pool size is two, 25-metre lap pools.
- Supported facility options:
  - multi-use facility with a mix of three or four indoor recreation amenities
  - aquatics-only facility with two, 25-metre lap pools.
- Recreation amenity priorities:
  - one gymnasium
  - dynamic movement gym
  - fieldhouse with a full-size indoor soccer pitch
  - enhanced indoor social spaces.



3

## Summary of outcomes

### Identify facility option and preferred amenities

- Support for facility programming focused primarily on more child/youth-related activities.
- Need more information about the current facility:
  - use and capacity at the existing pool and other recreation facilities
  - projected growth and demographic information being used to support the proposed facility size.
- Important to build for climate and ensuring a new facility is “built once, built right.”



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# Summary of outcomes

## Tolerance for cost/tax impact

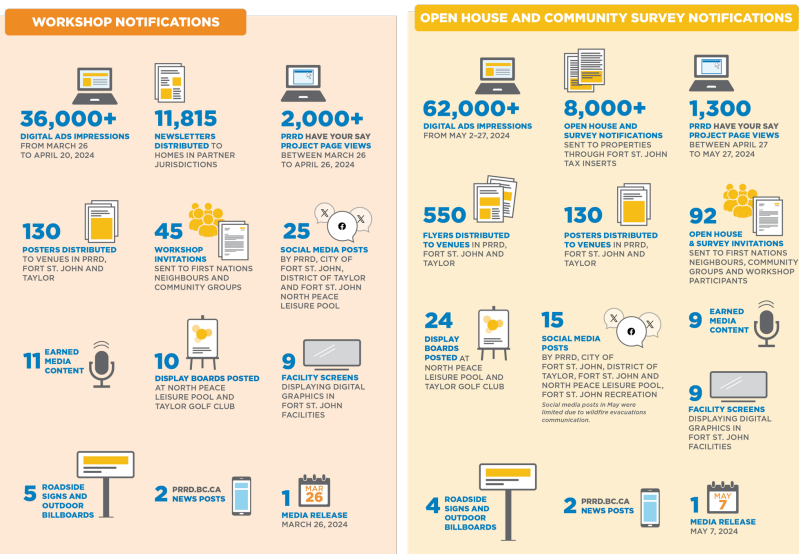
- Significant concerns about project cost and property tax increases
- Moderate support for a monthly tax increase up to \$40
- Significantly less comfort as the monthly tax amount increased
- Significant concerns about additional increase in tax amount when land costs added and/or if construction goes over budget
- Suggestions to address costs: renovate or refurbish existing pool
- Broad support for pursuing alternative funding, including sponsorships and partnerships



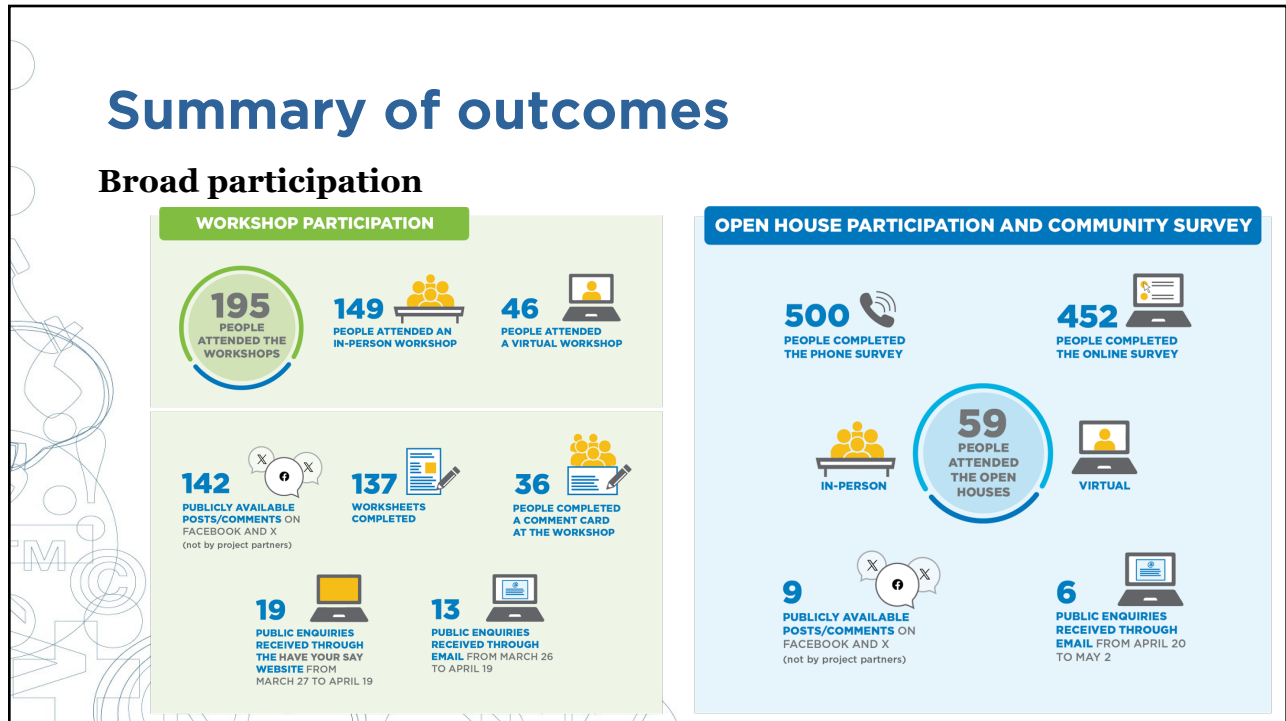
5

# Summary of outcomes

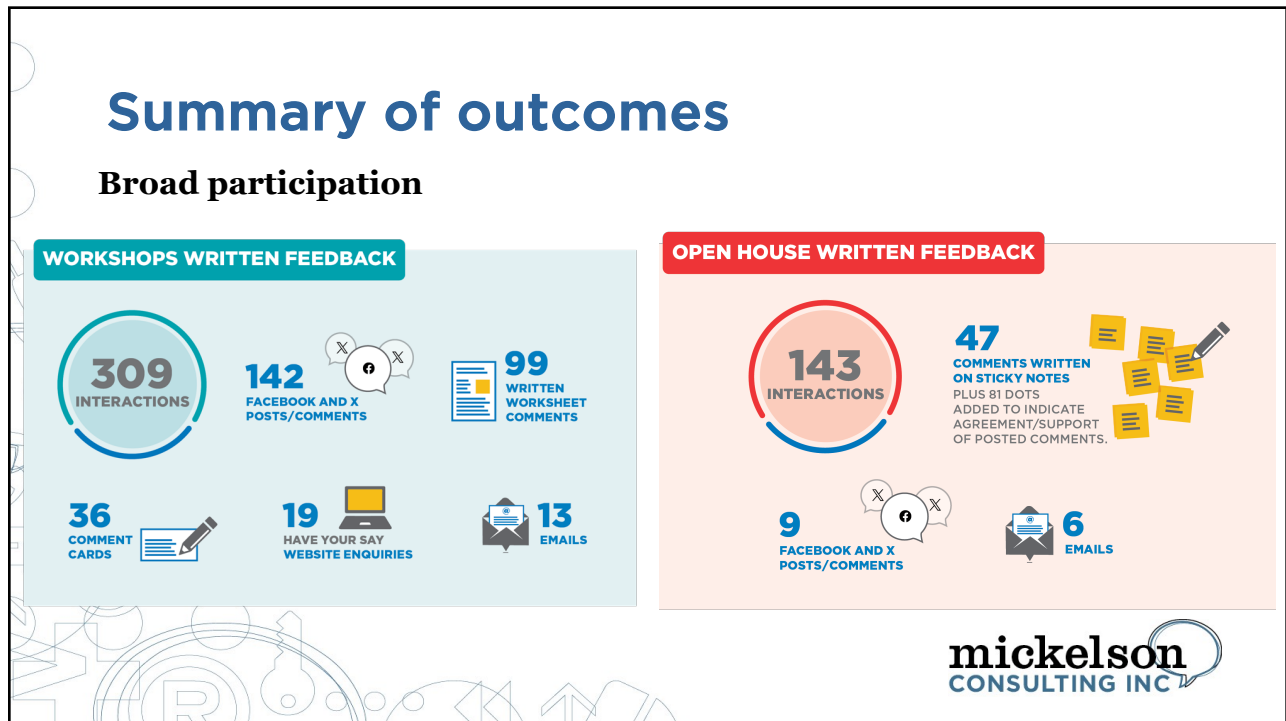
## Broad notification



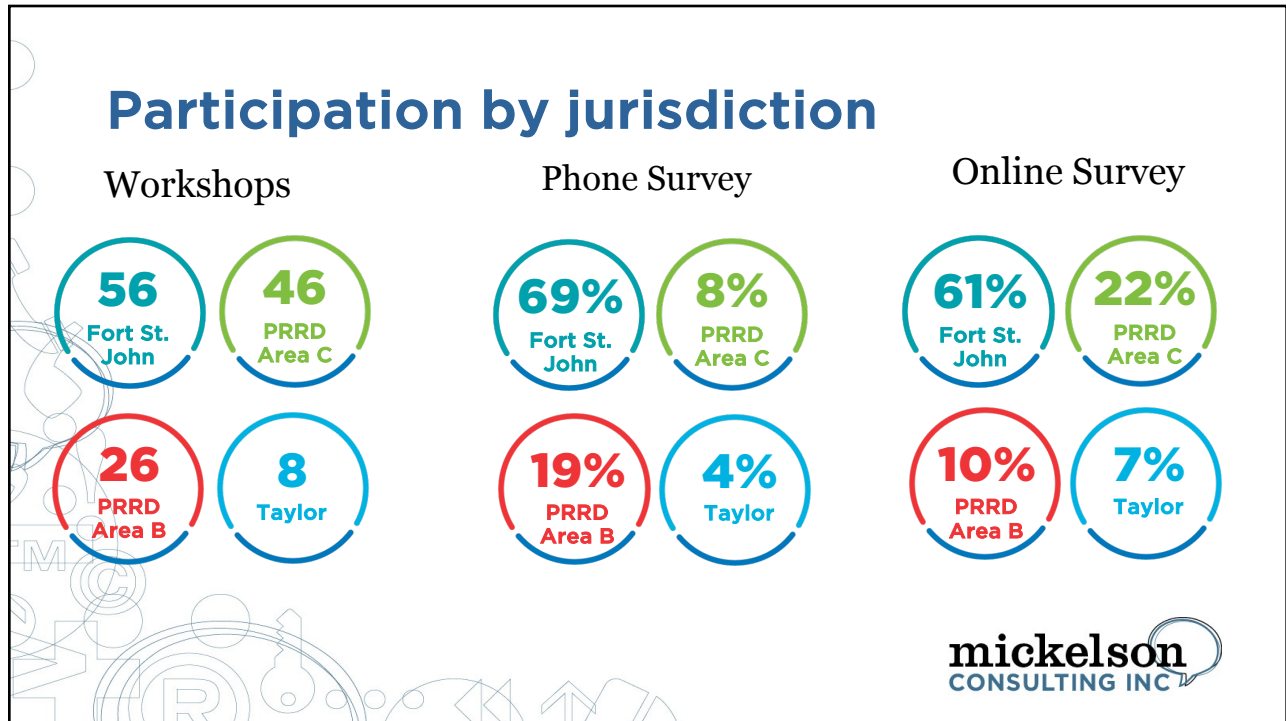
6



7



8



9

## Stage 2: Rent/own primary residence

	Phone survey	Online survey
Own	82%	88%
Rent	16%	7%
Prefer not to say	10%	6%

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## Stage 1: Key themes

- Recognition that the existing pool needs to be replaced
- Moderate support to move forward
- Concerns about costs and ideas to mitigate tax impact
- Multi-use facility option with three to four amenities preferred
- No clear priorities for indoor recreation amenities, but questions raised about indoor play structure



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## Stage 2: Open Houses & Surveys

**April 27 – May 27, 2024**

- Share what was learned from workshop participants
- Present facility options – including alternate option stemming from worksheet activity
- Share additional information based on questions and information requested at workshops
- Gain broader insight into preferred options and costs through open house feedback activities and community surveys, including statistically-valid phone survey

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## Stage 2: Feedback opportunities

- Five open houses: four in person and one virtual via Zoom
- Survey conducted by Research Co.
- Phone survey: 500 respondents
  - Representative sample of 500 adults in Fort St. John, Taylor and PRRD Areas B and C
  - Phone survey data is statistically weighted (totals may not add up to 100% in some cases due to rounding)
  - Conducted with live operators
- Online survey: 452 respondents



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## Stage 2: Key themes

- General recognition that new facility is needed, but interest in keeping costs down
- There is significant concern about the cost of the project and overall impact on taxpayers
- The preferred tax increase range is \$30-40/month.
- Preferred facility options:
  - Multi-use facility with 3-4 recreation amenities and enhanced aquatic facility with 2, 25-metre lap pools
  - Enhanced aquatic facility only with 2, 25-metre lap pools
  - Multi-use facility with 8 recreation amenities and enhanced aquatic facility with 2, 25-metre lap pools



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## Stage 2: Key themes

- Recreation amenity priorities:
  - dynamic movement gym
  - one indoor gymnasium
  - full-size soccer pitch (3 sports fields)
  - children’s indoor play structure
  - more social space to relax/hang out
- Concerns about referendum: need all cost details and frustration that renters vote but don’t pay



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## Stage 2: Use of new facility

HOW LIKELY TO USE FUTURE FACILITY - PHONE SURVEY



LEGEND

- VERY LIKELY
- NOT TOO LIKELY
- MODERATELY LIKELY
- NOT LIKELY AT ALL

HOW LIKELY TO USE FUTURE FACILITY - ONLINE SURVEY

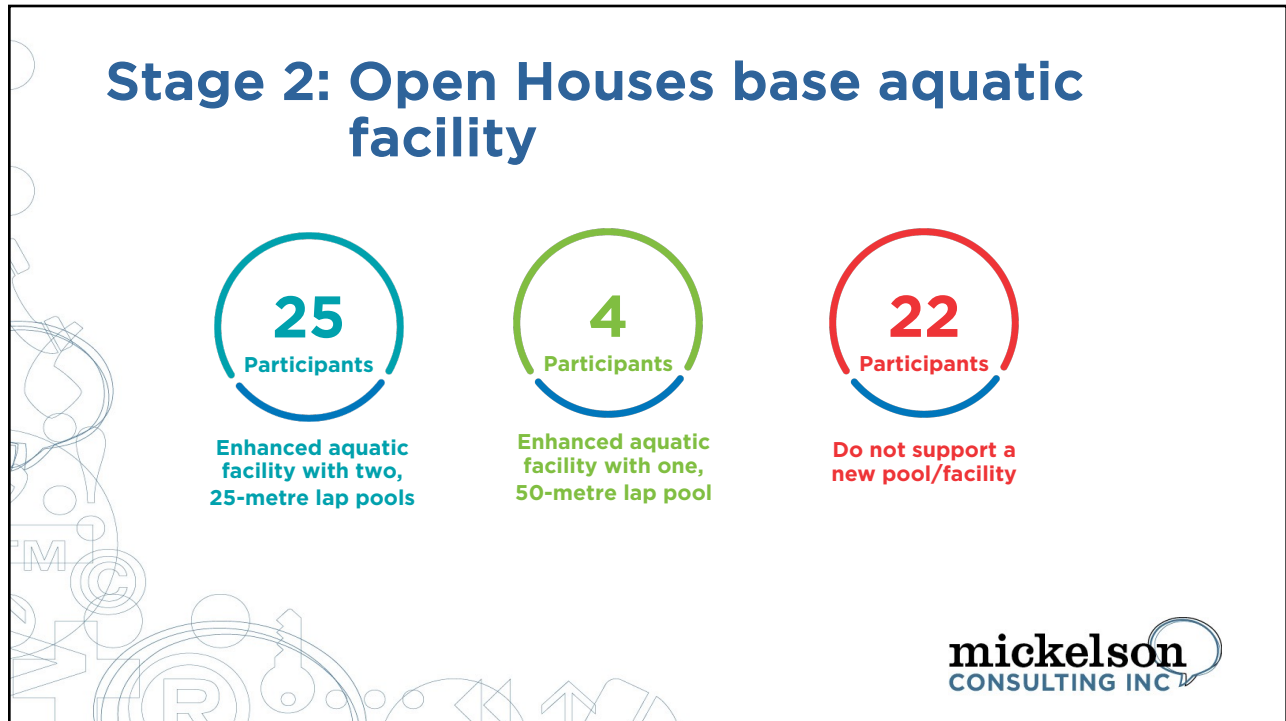


LEGEND

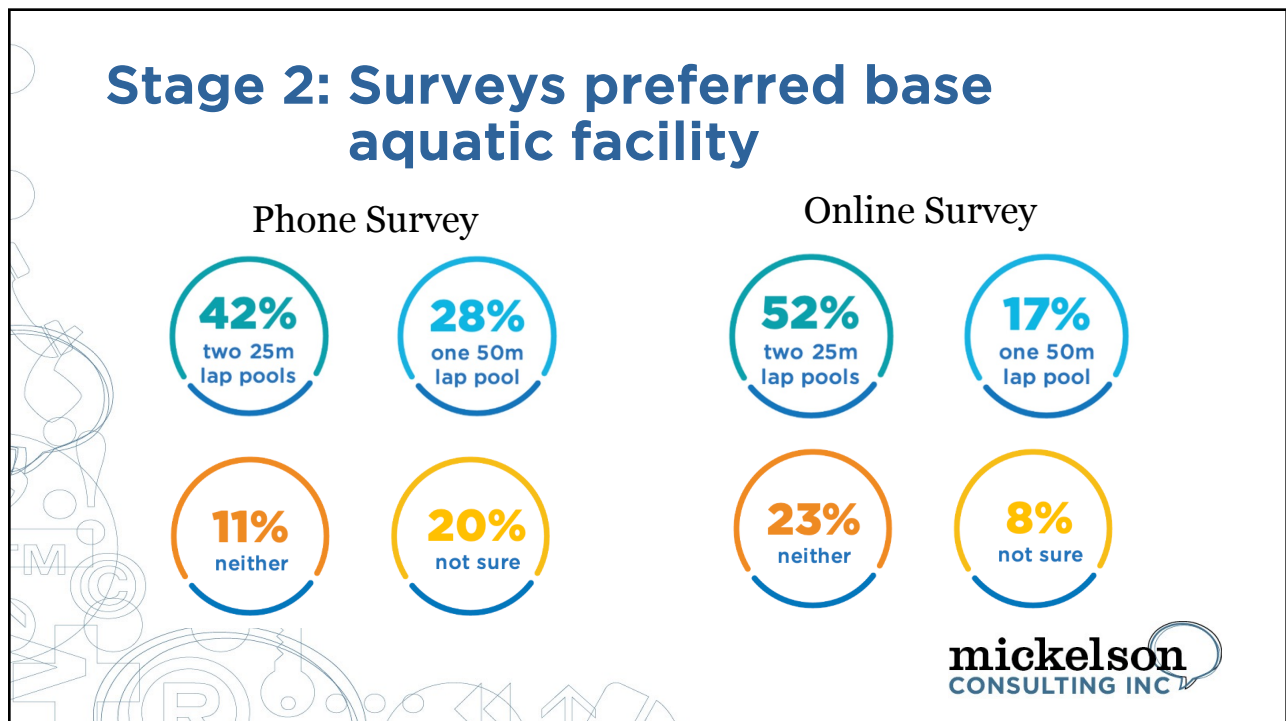
- VERY LIKELY
- NOT TOO LIKELY
- MODERATELY LIKELY
- NOT LIKELY AT ALL



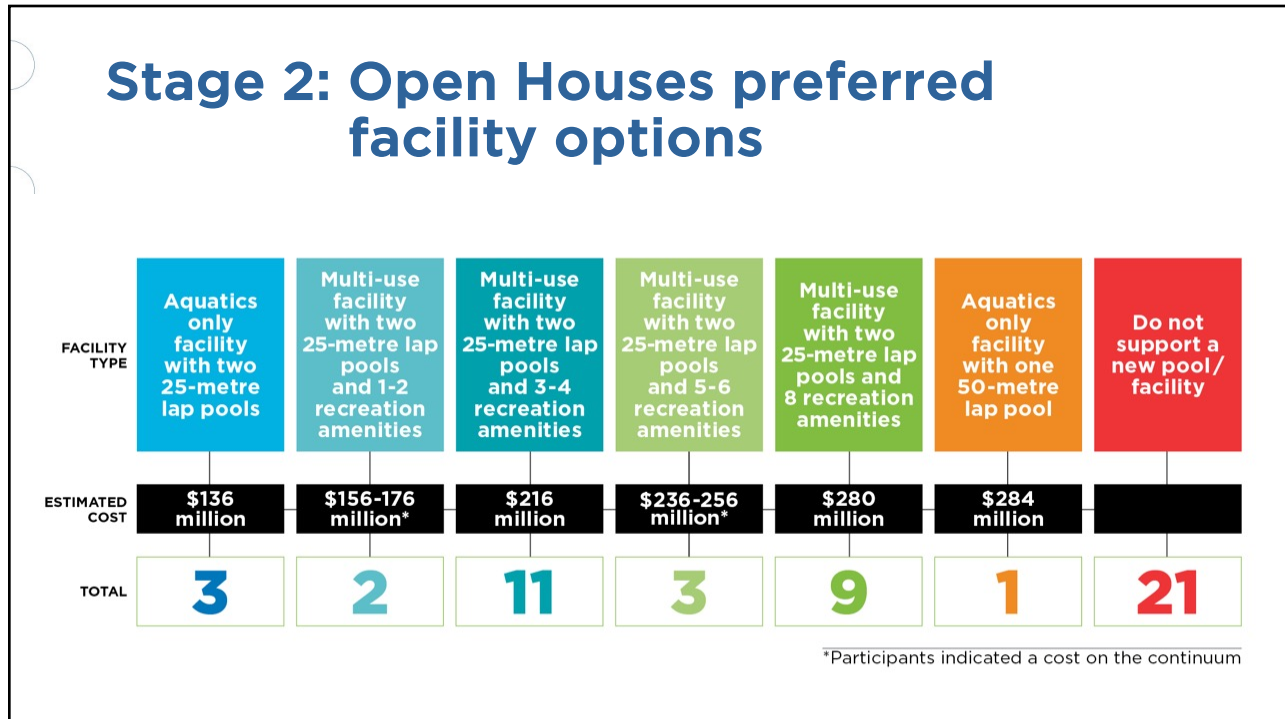
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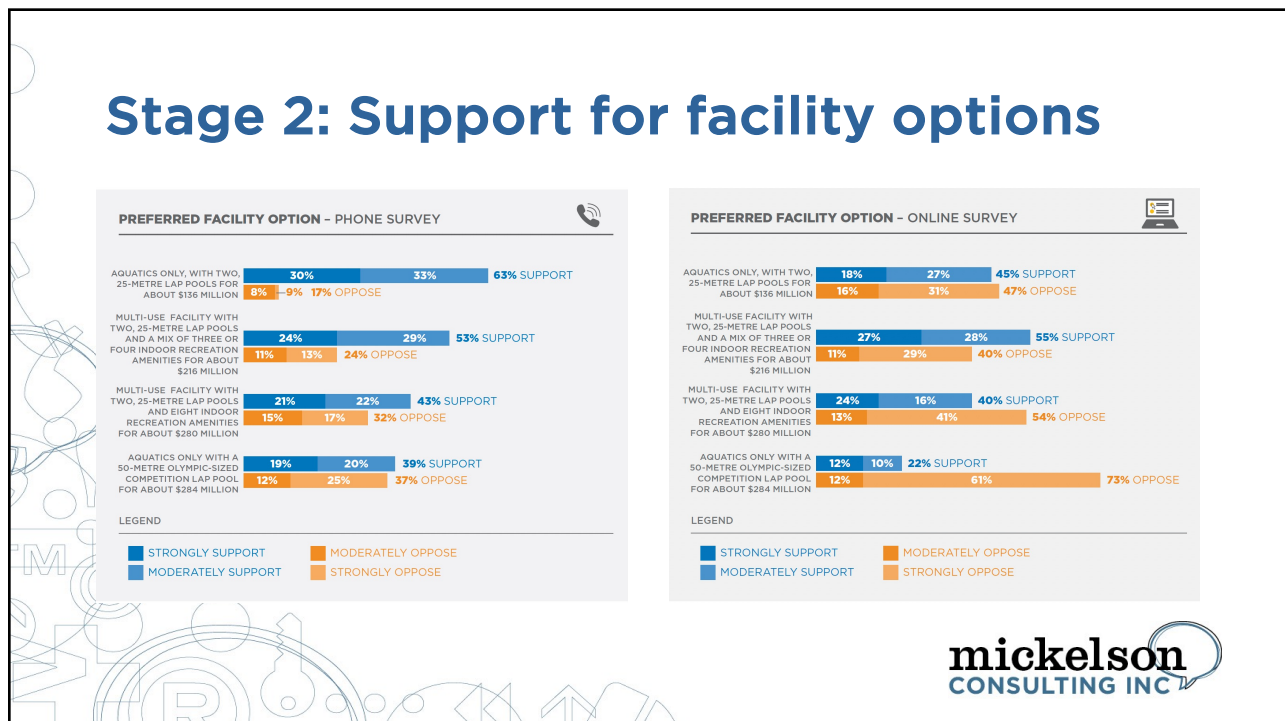
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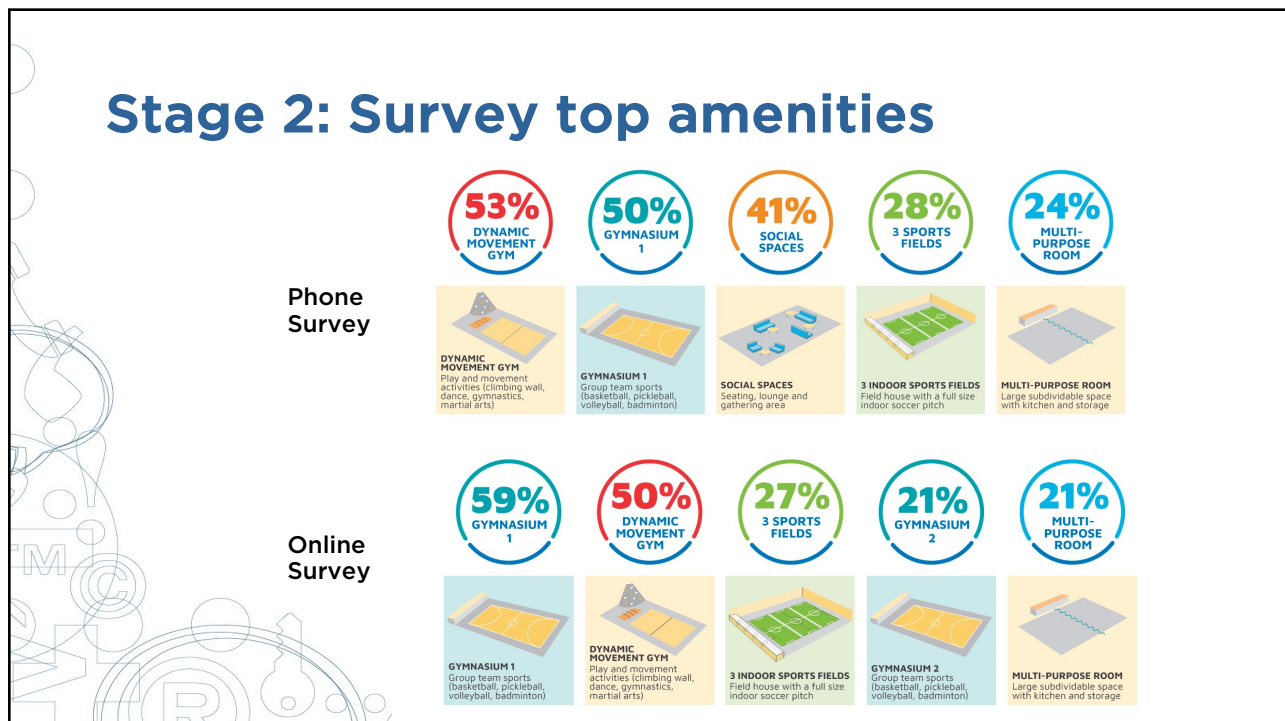
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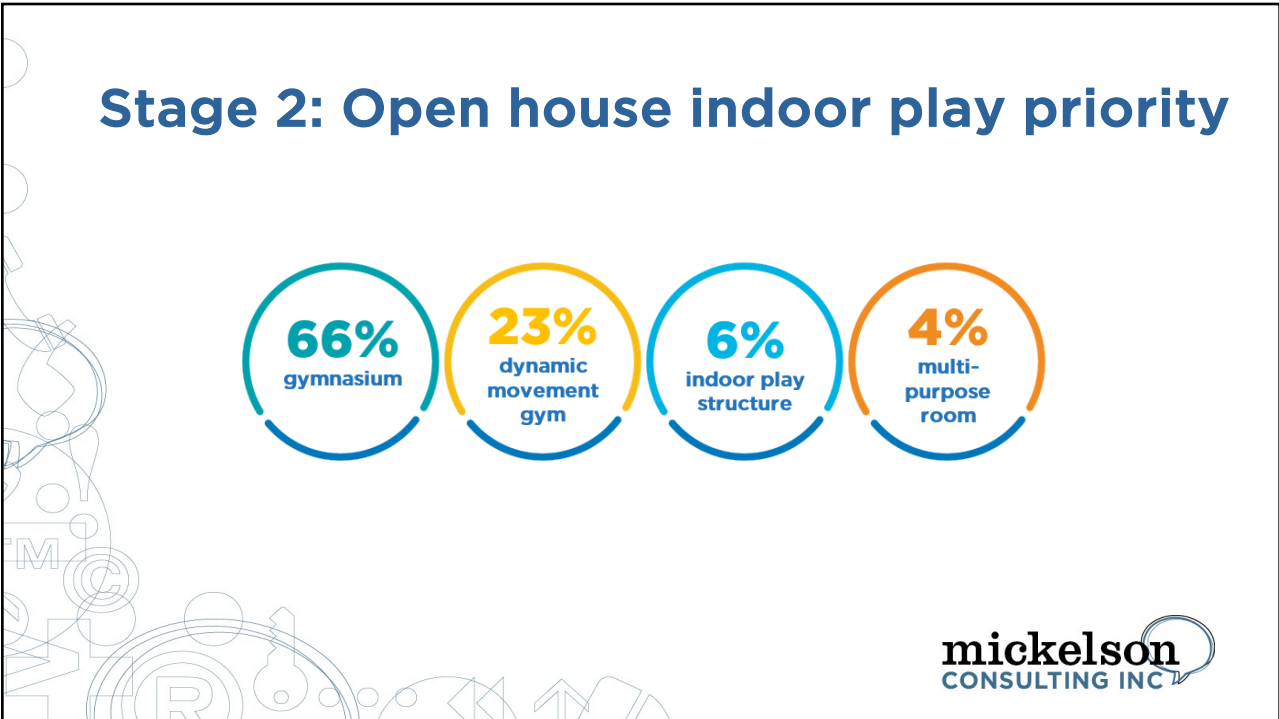
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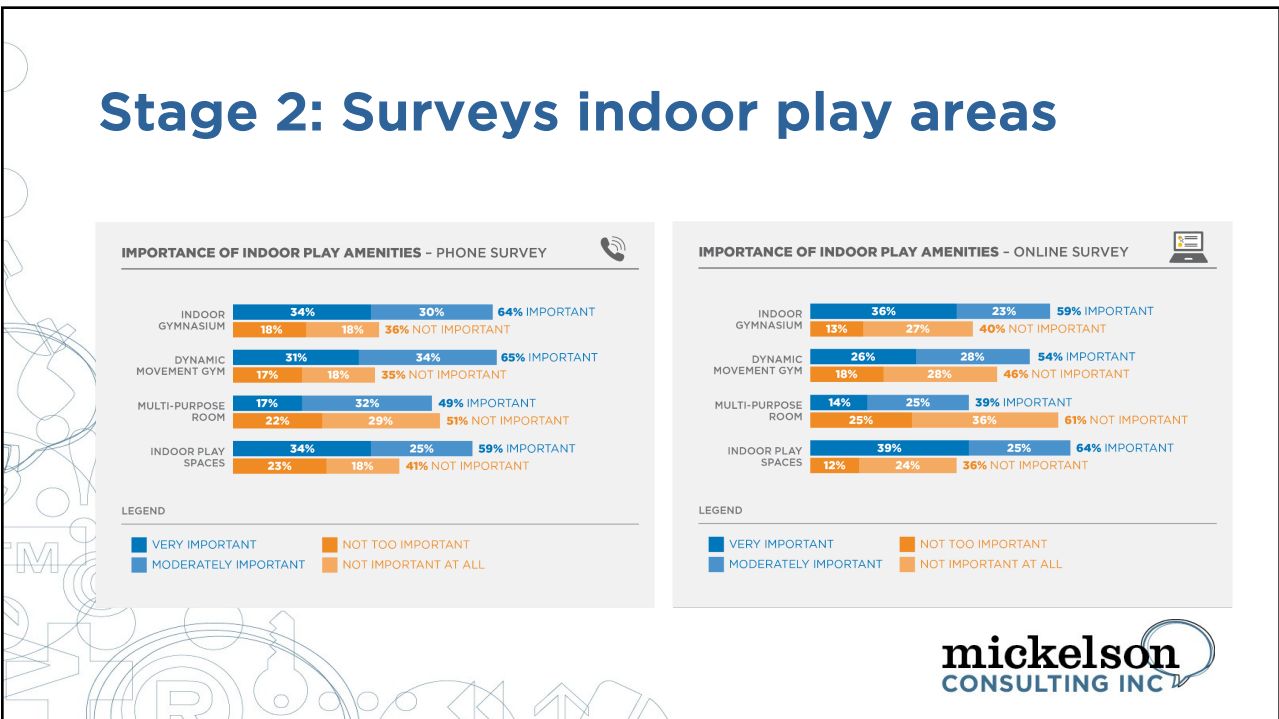
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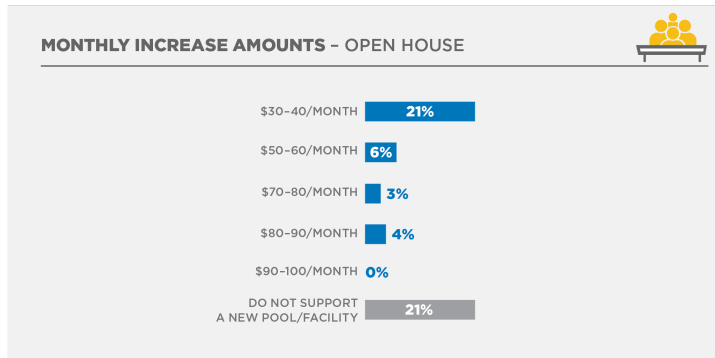


25



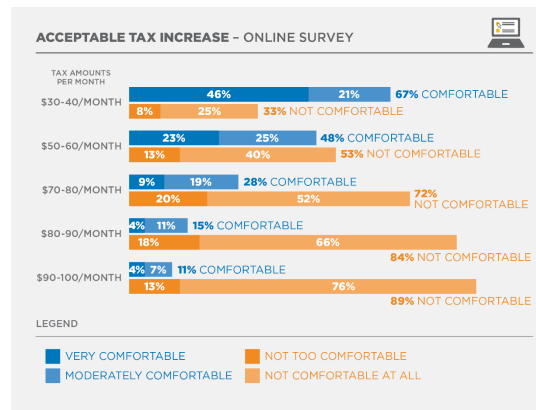
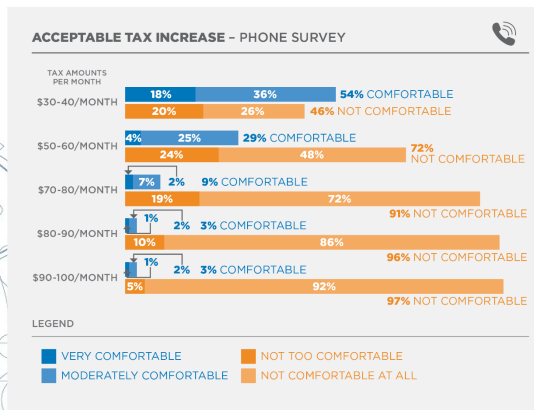
26

## Stage 2: Open houses monthly tax increase



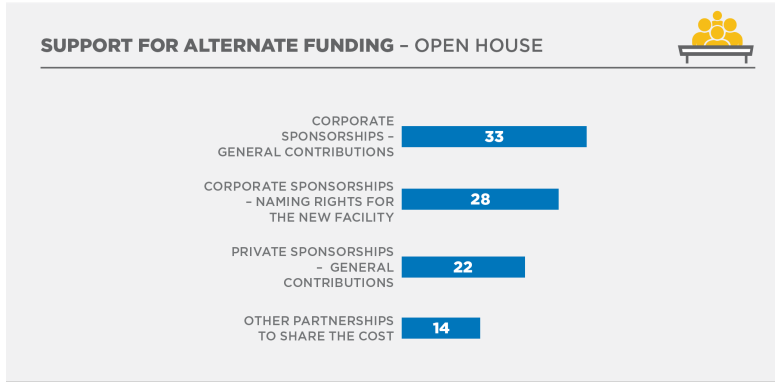
27

## Stage 2: Surveys monthly tax increase



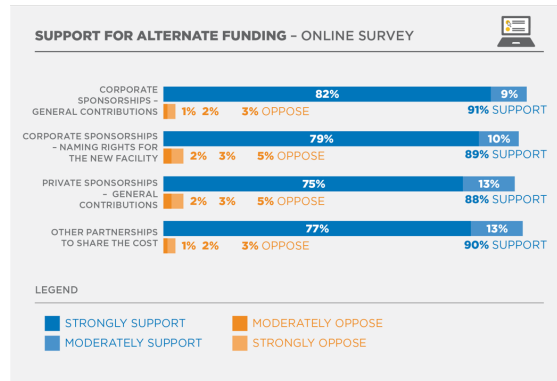
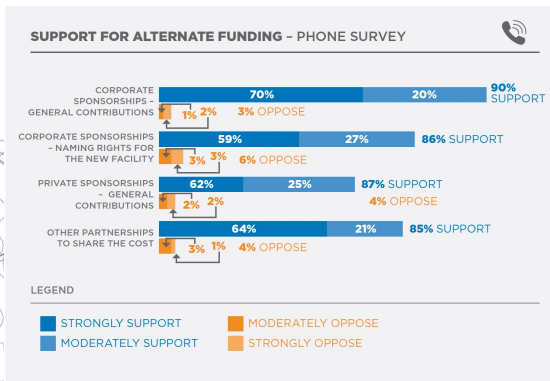
28

## Stage 2: Support for other funding



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## Stage 2: Support for other funding



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## Key outcomes PRRD Area B

### ○ Participation summary:

- Workshop Worksheets: 26
- Phone (500 respondents): 19%
- Online (452 respondents): 10%

### ○ Priority amenities:

- Dynamic movement gym
- One gymnasium
- Full-size soccer pitch
- Multi-purpose room or second gymnasium
- Enhanced social space

### ○ Facility options:

- Phone:
  - Aquatics only 45% support/25% oppose/21% not sure
  - Multi-use with 3-4 amenities 29% support/37% oppose/33% not sure
- Online:
  - Multi-use with 3-4 amenities 49% support/46% oppose/4% not sure
  - Aquatics only 35% support/57% oppose/7% not sure



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## Key outcomes PRRD Area B

### ○ Primary concerns

- Taxpayer impact
- Timing
- Risk of going over budget

### ○ Monthly tax increase of \$30-\$40

- Phone: 26% comfortable/75% not comfortable
- Online: 47% comfortable/53% not comfortable

### ○ Likely to use facility:

- Phone: 46% likely/54% not likely
- Online: 53% likely/47% not likely



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## Key outcomes PRRD Area C

### ○ Participation summary:

- Workshop Worksheets: 46
- Phone (500 respondents): 8%
- Online (452 respondents): 22%

### ○ Priority amenities:

- Full-size soccer pitch
- One gymnasium
- Dynamic movement gym
- Indoor play structure

*Note: optional amenities were not rated as important in online survey compared to phone*

### ○ Facility options:

- Phone:
  - Aquatics only: 52% support/18% oppose, 31% not sure
  - Multi-use with 3-4 amenities: 50% support/21% oppose/29% not sure
- Online:
  - Multi-use with 3-4 amenities: 49% support/48% oppose/3% not sure
  - Aquatics only: 41% support/50% oppose, 9% not sure



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## Key outcomes PRRD Area C

### ○ Primary concerns

- Taxpayer impact
- Timing
- Risk of going over budget

### ○ Monthly tax increase of \$30-\$40

- Phone: 53% comfortable/46% not comfortable
- Online: 61% comfortable/39% not comfortable

### ○ Likely to use facility:

- Phone: 69% likely/31% not likely
- Online: 68% likely/32% not likely



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## Key outcomes Taylor

### ○ Participation summary:

- Workshop Worksheets: 8
- Phone (500 respondents): 4%
- Online (452 respondents): 7%

### ○ Priority amenities:

- Two gymnasiums
- Dynamic movement gym
- Indoor play structure

### ○ Facility options:

- Phone:
  - Multi-use with 3-4 amenities: 64% support/18% oppose/18% not sure
  - Aquatics only: 63% support/18% oppose, 18% not sure
- Online:
  - Aquatics only: 48% support/42% oppose, 9% not sure
  - Multi-use with 3-4 amenities: 30% support/57% oppose/12% not sure



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## Key outcomes Taylor

### ○ Primary concerns

- Taxpayer impact
- Timing
- User fees (*online only*)
- Risk of going over budget

### ○ Monthly tax increase of \$30-\$40

- Phone: 45% comfortable/54% not comfortable
- Online: 39% comfortable/61% not comfortable

### ○ Likely to use facility:

- Phone: 45% likely/54% not likely
- Online: 42% likely/57% not likely



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## Key outcomes Fort St. John

### ○ Participation summary:

- Workshop Worksheets: 56
- Phone (500 respondents): 69%
- Online (452 respondents): 61%

### ○ Priority amenities:

- Dynamic movement gym
- One gymnasium
- Multi-purpose room
- Full-size soccer pitch
- Enhanced social space
- Indoor play structure

### ○ Facility options:

- Phone:
  - Aquatics only: 66% support/16% oppose/18% not sure
  - Multi-use with 3-4 amenities: 57% support/24% oppose/19% not sure
- Online:
  - Multi-use with 3-4 amenities: 61% support/34% oppose/5% not sure
  - Aquatics only: 48% support/45% oppose/8% not sure



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## Key outcomes Fort St. John

### ○ Primary concerns

- Taxpayer impact
- Timing
- User fees
- Risk of going over budget

### ○ Monthly tax increase of \$30-\$40

- Phone: 58% comfortable/42% not comfortable
- Online: 75% comfortable/25% not comfortable

*Note: 55% comfortable with \$50-60/month in online survey*

### ○ Likely to use facility:

- Phone: 73% likely/27% not likely
- Online: 80% likely/20% not likely



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## Recap: Outcomes and Considerations

- The majority of participants in the Phase 3 community engagement support a new facility, but it is a slim majority.
- There is general agreement that a new facility is needed, but cost is a significant concern.
- The preferred lap pool size is two, 25-metre lap pools.
- There is support for a multi-use facility; however, based on the \$40/month increase a small majority of participants are comfortable with, the number of amenities may be limited
- Concerns around fairness of referendum given that the provincial referendum rules allow all eligible voters, not just property owners



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## Recap: Outcomes and Considerations

- There are significant concerns related to costs:
  - Need to know land cost, benefitting service area and tax model before a referendum.
  - Taxation model needs to be fair to all jurisdictions.
  - Need assurance that the project will not go over budget.
  - Not a good time to do this due to current economy.
  - Consider more options to reduce cost.



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## Recap: Outcomes and Considerations

- Residents suggested options to mitigate tax impacts:
  - Use a phased approach: build base aquatic facility but select location that can accommodate recreation amenities in future.
  - Renovate the existing pool or refurbish the building for recreation amenities.
  - Seek out alternative funding to offset costs: e.g., grants, sponsorship.
  - Expand partnership to share costs more broadly.



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## Facility Option Scenarios

The facility option scenarios presented are calculated based on:

- Project cost estimates (construction, contingency and soft costs) with construction starting in 2026
- 2024 average property assessments for improvements only (buildings)
- Benefitting service area boundaries based on the outside boundaries used for the existing North Peace Leisure Pool as well as the District of Taylor. *(Note: this is a change from the Phase 3 community engagement, which included all properties in all four jurisdictions.)*
- Tax amount includes include operating costs starting in 2028, annual debt repayment costs for the construction project and a 3% capital replacement cost.
- Land cost not included

*Note: The estimated tax increases for Fort St. John and PRRD Area B and C are net increases (the total amount of the increase for the new facility minus the amount they are currently paying for existing pool).*



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## Sample facility option scenarios

Enhanced aquatics facility with two, 25-metre lap pools

Estimated project cost: \$136 million (tax rate/1000: \$1.2079)

	Average improvements only property value	Est. tax increase	Est. tax increase per month
Fort St. John	262,500	233	19.38
PRRD Area B	172,500	153	12.73
PRRD Area C	308,250	273	22.75
Taylor	178,500	216	17.97

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## Sample facility option scenarios

Multi-use facility with one gymnasium, dynamic movement gym and full-size soccer pitch (3 sports fields)

Estimated project cost: \$235 million (tax rate/1000: \$1.8472)

	Average improvements only property value	Est. tax increase	Est. tax increase per month
Fort St. John	262,500	400	33.36
PRRD Area B	172,500	263	21.92
PRRD Area C	308,250	470	39.17
Taylor	178,500	330	27.48

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## Sample facility option scenarios

Multi-use facility with all eight recreation amenities

Estimated project cost: \$280 million (tax rate/1000: \$2.1263 )

	Average improvements only property value	Est. tax increase	Est. tax increase per month
Fort St. John	262,500	474	39.46
PRRD Area B	172,500	311	25.93
PRRD Area C	308,250	556	46.34
Taylor	178,500	380	31.63